



# Department of Planning, Housing, & Community Development

**Mayor, Richard C. David**  
Director, Dr. Juliet Berling

**Meeting Date:** 22, October 2015  
**Sent To:** Commission on Architecture & Urban Design Members  
**Subject:** **11 Baltimore Street – Determination of Significance**  
**Tax ID:** 161.30-1-22  
**Case:** CAUD 2015-69

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## **A. Review Requested**

The City of Binghamton submitted an application for Design Review for the premises located at 11 Baltimore Street, Tax Map number 161.30-1-22. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

## **B. Proposal**

The Applicant has proposed to demolish a vacant residential structure on the site. The building has been damaged from floods, and has signs of flood debris in the interior and exterior of the structure. The structure has few minor maintenance and cosmetic issues on the exterior. There are no current plans for the future re-use of the site, instead the site will be maintained as an open plot for future development.

## **C. Staff Findings**

### Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support this criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

There is no information to support this criteria.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

There is no evidence that any events of historic significance occurred at this home.

*It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark*

**D. Property History and Condition**

<b>Year of Construction</b>	circa. 1955
<b>Land Use</b>	R-1 Residential District, Building is vacant
<b>Significance</b>	The home was built in the American Foursquare Revival style. Sanborn Maps do not indicate any construction in this area of the City until 1950. The 1952 Sanborn Map indicates this building still did not exist on its current site. City assessment records estimate the date of construction as 1955.
<b>Condition</b>	The building’s exterior is in fair condition and the foundation is intact and stable, but the interior is heavily dilapidated from flood damage.

**E. Photographs**



South, and east facing façade's. (Oct, 13, 2015)





Main south façade facing street. (Oct, 13, 2015)